

Jackson County Assessor's Office

To: Barry Wood, Assessment Division Director
From: Jim Flake, Tyler Technologies
CC: Bev Gaiter, Jackson County Assessor
Date: 5/27/2010

Re: Jackson County Indiana Trending & Ratio Study

Dear Mr. Wood,

For the purposes of this years trending, we reviewed and verified all sales disclosures by taxing district, then by neighborhood. While reviewing the sales we found it necessary to do field visits to review their assessments, through this process we revealed several updates and adjustments as well as new construction that needed to be picked up. We found where remodeling had taken place prior to the sale date. So we adjusted conditions and effective ages to reflect these changes. If these adjustments created drastic increases in value we did invalidate some of the sales but if the changes only made a slight fluctuation in the value then we left the sale valid and moved the value to be brought in line through a factor change. No new neighborhoods were created for residential, commercial, or industrial. We did make some adjustments to some land values within existing neighborhoods, base on sales within those neighborhoods, where land to building ratios were out of line, we also considered influence factor adjustments for corner influence, traffic flow, railroad easements and contamination. We found some Commercial neighborhoods in Seymour to be in a declining stage, so we lower the factor in those areas.

One special note again this year is that we continue to notice in Jackson Township, while we were doing our review process was that we had a large number of sales that had new construction and various stages of remodeling to the parcel that wasn't just a year old, in other words new construction had not been updated regularly. Jackson Township which includes the City of Seymour, consequently this area produces the largest number of the residential sales and the majority of the commercial/industrial sales.

I hope you find everything satisfactory, if you have any questions please contact Jim Flake of Tyler Technologies @ 317-696-2821, email Jim.Flake@tylertech.com. Or Jon Lawson of Tyler Technologies @ 812-890-8323, email Jon.Lawson@tylertech.com.
Thank you..

Sincerely,

Jim Flake

